

26-2-2 Street and Alley Widths, Cul-de-Sacs, Easements.

- (a) Street Dedication. Streets in year round subdivisions shall be dedicated to the county as public streets except that private streets improved to County public street standards may be permitted in Planned Residential Unit Developments or Condominiums. Mountainland Subdivisions in high mountain areas of the county for seasonal recreation and summer homes shall have private streets built to County Private Street Standards for such subdivisions except that the county may require public dedication for major or loop road access purposes. (Amd. Ords. #9-72, 4/4/72; #5-85, 4/17/85; #26-94 9/28/94)
 - (b) Major and Collector streets shall conform to the width designated on the Master Street Plan wherever a subdivision falls in an area for which a Master Street Plan has been adopted. For territory where such street plan has not been completed at the time the preliminary plan is submitted to the Planning Commission, major or collector streets shall be provided as required by the Planning Commission, with minimum widths of eighty (80) or one hundred (100) feet for major streets and sixty-six (66) feet for collector streets. (Amd. Ord. #3-82, 1/26/82)
 - (c) Standard residential streets shall have a minimum width of sixty (60) feet, except that minor terminal streets and loop streets or minor private streets and private access rights-of-way in Summer Home Subdivisions may have widths of not less than fifty (50) feet. (Amd. Ord. #3-82, 1/26/82)
 - (d) Minor terminal streets (cul-de-sacs) proposed in the subdivision of flat land where topography presents no barriers to development, shall have a maximum length of 650 ft. to the beginning of the turnaround or may serve a maximum of 14 lots which ever is greater. Minor terminal streets (cul-de-sacs) proposed in the subdivision of foothill or mountainous lands where topography dictates or limits the options in road design to a considerable extent, the Planning Commission will establish a maximum length based upon each individual situation. As a guide for design, a maximum length of 2000 ft. to the beginning of the turnaround is established. Each cul-de-sac shall be terminated by a turnaround of not less than one hundred (100) ft. diameter in subdivisions below elevation 4,900 ft. and of not less than one hundred and ten (110) ft. diameter in subdivisions above elevation 4,900 ft. If surface water drainage is into the turnaround, due to the grade of the street, if necessary, catch basins and drainage easements shall be provided. (Amd. Ord. 13-91, 6/26/91)
- Where a street is designated to remain only temporarily as a dead-end street, an adequate temporary turning area shall be provided at the dead-end thereof to remain and be available for public use so long as the dead-end conditions exists. (Amd. Ord. #3-89, 3/29/89)
- (e) Marginal access streets of not less than forty (40) feet in width shall be required paralleling all limited access major streets, unless the subdivision is so designed that lots back onto such major streets.
 - (f) Half-streets proposed along a subdivision boundary or within any part of a subdivision shall not be approved.
 - (g) Standard Street Sections. All proposed streets, whether public or private shall conform to the County Street Cross-Section Standards as recommended by the Planning Commission and adopted by the County Commission.

- (h) Street Grades. Except where due to special circumstances, street grades over sustained length shall not exceed the following percentages: on major public streets, 8 percent; on collector streets, 10 percent; on minor streets, 12 percent; on private streets, 15 percent.
 - (i) Alleys shall have a minimum width of twenty (20) feet. Alleys may be required in the rear of business lots, but will not be accepted in residential blocks except under unusual conditions where such alleys are considered necessary by the Planning Commission.
 - (j) Protection Strips. Where subdivision streets parallel contiguous property of other owners, the subdivider may retain a protection strip of not less than one (1) foot in width between said street and adjacent property, provided that an agreement with the County and approved by the County Attorney has been made by the subdivider, contracting to dedicate the one (1) foot or larger protection strip free of charge to the County for street purposes upon payment by the then owners of the contiguous property to the subdivider of a consideration named in the agreement, such consideration to be equal to the fair cost of the street improvements properly chargeable to the contiguous property, plus the value of one-half (1/2) the land in the street at the time of the agreement.
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